

Memorandum



Date: October 2, 2007

Agenda Item No. 8(F)(1)(B)

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Acceptance of a Special Warranty Deed from Century Partners Group, LTD. conveying a vacant 1.634-acre parcel of land located on the northeast corner of NW 112th Avenue and NW 74th Street, in the City of Doral, for the development of the Doral North Fire Rescue Station # 69

RECOMMENDATION

It is recommended that the Board of County Commissioners accept the attached Special Warranty Deed from Century Partners Group, LTD., a Florida Limited Partnership, conveying a vacant 1.634 acre parcel of land for the development of the Doral North Fire Rescue Station. This item has been prepared by General Services Administration at the request of the Miami-Dade Fire Rescue Department.

OWNER: Century Partners Group, LTD., a Florida Limited Partnership

OWNERSHIP BREAKDOWN: See Exhibits A and B

OWNER TRACK RECORD: The County has no record on file of any poor performance issues with Century Partners Group, LTD.

COMMISSION DISTRICT: 12

COMMISSION DISTRICT IMPACTED: 12

TAX FOLIO NUMBER: 35-3007-001-0570

SIZE: 1.634 acres

ZONING: The parcel is presently designated "unzoned." Following the acceptance of the Special Warranty deed by the Board of County Commissioners, the Fire Rescue Department will seek approval through the City of Doral's zoning hearing process to erect, construct, and operate the planned district station.

LOCATION: The Northeast corner of NW 112th Avenue and NW 74th Street, City of Doral, Florida.

APPRAISED VALUE: \$1,177,000.00

IMPACT FEE CREDIT: \$1,177,000.00

BACKGROUND:

In November 2002, Resolution CZAB9-13-02 approved the rezoning of a 450-acre property from GU to Residential. As part of the approved application, in exchange for receiving impact fee credits, the developer was required to file a Planned Area Agreement which called for the applicant to convey, or cause to be conveyed, to Miami-Dade County a particular 2.14 acre site filled and ready for development for construction of a fire rescue station.

The required Declaration of Restrictions was recorded on December 17, 2002 to provide for the conveyance of the fire station site, which is located on the northeast corner of NW 112th Avenue and NW 74 Street. Section 5 of the Declaration of Restrictions states that the conveyance of the fire station site was to be proffered in a separate document executed by the owner. In compliance with that stipulation, a Declaration of Restrictions/Conveyance of Fire Station Site was subsequently submitted by Century Partners Group LTD., the owner of the 2.14± acre (gross) parcel of land. In order to ready the site for development as required, the developer has re-platted the property, which required the dedication of the right-of-way, thereby reducing the parcel of land to 1.634 acres (net).

JUSTIFICATION:

The acquisition of this parcel will enable the construction of the Doral North Fire Rescue Station #69. The proposed station will serve residents in the City of Doral and unincorporated Miami-Dade County. The proposed station will be located within two miles of the existing Doral station #45 located at 9710 NW 58th Street, thereby meeting the goal of locating stations within a two mile radius. Other stations serving the area are Medley Station #46, located at 10200 NW 116th Way, and Fontainebleau Station #48, located at 8825 NW 18th Terrace. The proposed fire station will provide valuable service coverage to meet the fire and medical needs of the emerging commercial, industrial and residential communities in the area.

DEVELOPMENT:

The development plan for the Doral North Fire Rescue Station includes a 10,000 square foot, three bay CBS structure, designed to accommodate up to twelve firefighter/paramedics, 24 hours a day, 7 days a week. The station will be equipped with an advanced life support and suppression unit that will respond to the fire and medical needs of the community. The construction is expected to take 18-months and the station will be on line for service in the latter part of 2009.

Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners
Page No. 3

FUNDING SOURCES:

The Doral North Fire Rescue Station #69 has been identified in the Resource Allocation and Multi-Year Capital Plan. The development will be funded by Impact Fees. The estimated budget allocated for construction of the fire station is \$3,500,000.00.

MONITOR:

Karen Townsend Leigh, Real Estate Officer



Director
General Services Administration

CENTURY PARTNERS AS OF AUGUST 16, 2004

Aderco Enterprises (Armando Guerra)	1.62%
Armando Guerra/Adrienne Trust (Armando Guerra)	0.41%
Armando Guerra/Corinne Trust (Armando Guerra)	0.41%
Armando Guerra/Eric Trust (Armando Guerra)	0.41%
Alba, Samuel & Maray	0.34%
Alba-Reilly, Keyla & William D	0.36%
Alba-Reilly Investments (, Keyla Alba-Reilly & William D Reilly)	0.16%
Angones, Frank	0.37%
Alonso, Manuel	1.87%
Armando/Maria C. Guerra Irrev. Trust (Armando Guerra)	5.81%
Barreto, Rodney	3.71%
Borroto, Luis & Dulce	0.28%
Brialan Corp. (Alberto & Vivian Guerra)	0.95%
Alberto Guerra Child Trst #1 (Alberto Guerra)	0.45%
Alberto Guerra Child Trst #2 (Alberto Guerra)	0.45%
Bustamante, Gabriel M. & Marta	0.72%
C.A.G. Development (Jorge Guerra)	0.56%
Cardel Investments (Delfin Pernas)	0.43%
Casas- Maria Revocable Trust (Maria Casas)	0.39%
Castellon, Giraldo	0.19%
Central Florida Pulmonary (Juan Herran)	0.45%
Juan J. Herran	0.05%
Century Enterprises	0.01%
Chisholm, Robert	0.19%
Crescent Coast Investments LLC (Ernesto & Magaly Santana)	0.68%
Cruz, Javier	0.37%
D.L.D. Investments Daniel Valdez and Romelio Valdez)	1.93%
Diaz, Jose & Elizabeth	0.08%
Dannheisser, Lynn	0.09%
Garcia, Carlos	2.83%
Garcia, Alejandro Jose	0.09%
Garcia, Gillian	0.09%
Karl Garcia Irrev QSST Trust (Karl Garcia)	1.64%
Garcia, Vivian	0.34%
Gestido, Antonio, Jr.	0.19%
Gil Devp. (Gus Gil)	0.37%
Gueiro Investment Corp. (Emma Guerra)	0.09%
Emma M. Guerra Rev Trust (Emma Guerra)	0.09%
Salgueiro & Salgueiro Enterp.	0.09%
Guerra Group (Jorge & Martha Guerra)	0.53%
Martha B. Guerra Rev. Trust (Martha Guerra)	0.16%
Mercedes Garcia	0.63%
Guerra Investments, L.P.	1.16%
Herran Family Corporation (Antolin G. Herran)	0.43%
Hex Investments (Emilio Herran & Rogelio Cainzo)	0.22%
Herran, Augustin	0.77%
Herran, Manuel & Nyria	1.86%
M.A.H. RevocableTrust (Ezequiel Herran)	0.80%
Heys Investments (Jose Antonio Herran)	0.37%
Iglesias, Rolando	1.47%

Exhibit A
Page 2 of 4

Iglesias, Thomas	0.65%
Korge, Chris	3.78%
Korge Family Trust (Christopher & Irene Korge)	0.36%
Lorenzo, Humberto	2.46%
Lozano, Diego	0.22%
Machado, Ceferino	2.46%
Machado Lopez, Katya	0.44%
Machado, Luis	0.94%
Manrara, Alberto	0.09%
Martinez, Carlos & Maite	0.92%
Martinez, Emilio F. & Mariana	0.37%
McClure, John	0.19%
Piedad Menedez Revocable Trust (Juan & Pieded Menendez)	0.47%
Menendez, Juan Carlos	0.22%
Delgado, Juan M.	0.67%
Millenia Corp. (Juan Delgado)	0.75%
Moreno, Siegfred & Teresa A.	0.28%
Orion Family Ltd. Partnership (Roberto Novoa)	0.75%
Nuñez, Javier	0.19%
Penin, Carlos	0.22%
Perez, Alberto & Olga Irene	1.87%
Perez, Luis & Marta C.	0.19%
Perez, Roman	0.43%
Pino, Carlos & Norma	0.37%
Pino, Eugenio & Helia	0.81%
Pino, Mike	0.22%
Pino, Sergio	23.19%
Prellezo, Steve	0.11%
Rasco, Ramon E. & Ana L.	0.92%
Rasco, Ramon A.	0.06%
Rayon, Leonardo	0.66%
Reininger, Steve	0.09%
Rasco, Christina L.	0.05%
Ruiz, Zully	0.19%
Rasco, Richard A.	0.04%
Sasha & Natasha Andrade Trust (Sasha & Natasha Andrade)	0.07%
Opus (Gudelia Salman)	0.52%
Sanchez, Osmundo	0.23%
South Windows Investments Inc. (Arnaldo Valdez)	0.23%
Tarafa, Carlos	0.09%
Vazquez, Osmara	0.35%
Vila, Jose	0.19%
Alvarez, Maria Teresa	0.47%
Arencibia, Rene & Lizbeth	0.19%
Benitez, Raul	0.05%
Benitez, Rolando	0.05%
Burns, Christina	0.03%
BF Holdings, LLC	0.06%
Biltmar Financial, Inc. (Pedro A. Martin)	0.56%
Bishop, David	0.03%
Bucelo Jr., Armando J.	1.27%
Bunkers IV, Ltd. (Randy Daily & Charlie De Lucca)	0.19%

Exhibit A
Page 3 of 4

Carmona, Benny	0.06%
Calleja, Angel	0.08%
Cancela, Jose	0.07%
Cancela, Rosy	0.08%
Cayon, Juan & Rebecca	0.06%
Clerici, Patrizio	0.20%
Cordero, Ana Diaz	0.07%
Cuervo, Jorge & Eva	0.06%
Cuervo, Leo	0.09%
Cancela, Rosy (2)	0.35%
de la Cruz, Alez	0.35%
Del Rio, Pedro	0.07%
Diaz, Jose F.	0.15%
Diaz, Roselia	0.34%
DKB Trade Concepts (David Bishop)	0.08%
Dorsy, James	0.07%
Elsedo, Inc. (Jose San Emeterio Martinez)	0.09%
Evergaldes Warehouses Corp. (Osvaldo Vnto)	1.39%
Falla, Gregorio & Elizabeth	0.07%
Fernandez, Jose M.	0.29%
Fernandez-Coipel, Jorge	0.28%
Guillen, Jose & Yolanda	0.09%
Goenaga, Bernardo	2.74%
Antolin G. Herran Trust (Antolin G. & Zoila Herran)	0.16%
Herrera, Herminia	0.14%
Kiskinis, John	0.07%
Larrera Reizel,	0.08%
Larrea, Milton F.	0.12%
Llano, Cesar	0.08%
Luaces, Teresa	0.14%
Lopez, Julia	0.12%
Marchant, Omar	0.09%
Mendoza, Luis	0.02%
Menendez, Manuel J.	0.12%
Mikon Financial Services (Richard Capote)	0.22%
Monzon, Domingo	0.07%
Morad, Vivian S.	0.07%
Navarro, Bernie	0.06%
Normann, Angel N. Diaz	0.15%
Pinon, Juan	0.07%
Placeres, Antonio & Yolanda	0.17%
Prasertlum, Jirasak	0.07%
Quintero, Mario A. & Claudia	0.09%
Rabell, Luis	0.06%
5959 Realty, LP (Howard Goldman)	0.14%
Refri-Parts, Inc. (Pedro Dedesma)	0.42%
Sanchez, Frederico J.	0.05%
Sanchez, Reinaldo	0.04%
Siglo Investments	0.12%
Resol, Inc. (Jose Soler)	0.07%
Tohme, Ziad & Marleine	0.11%
Universal Investments (Luis Rodriguez)	0.07%

Exhibit A
Page 4 of 4

Vento, Ovi Jr.	1.04%
Vinas, Robert & Zoe	0.19%
Wood, Dennis J.	0.07%
Y3K, Inc. (Gil Garcia-Sanchez)	0.03%
Y3K, Inc. (Julian Garcia-Sanchez)	0.03%
Zilber, Martin	0.13%
Total Century Partners	<u>100%</u>

EXHIBIT "B"
(Page 1 of 2)

Shareholder Information for Corporate Entities
Listed in Exhibit "A"

Aderco Enterprises = Armando Guerra = 100%

Alba-Reilly Investments = William Reilly and Keyla Alba-Reilly = 50% each

Brialan Corp. = Alberto and Vivian Guerra = 50% each

C.A.G. Development = Jorge Guerra and Rolando Iglesias = 50% each

Cardel Investments = Delfin Pernas = 100%

Central Florida Pulmonary = Juan J. Herran =100%

Century Enterprises = Sergio Pino, Gabriel Bustamante, Carlos Garcia, Humberto Lorenzo, Jose Cancela and Armando Guerra = 16.67% each

Crescent Coast Investments LLC = Ernesto M. Santana =100%

D.L.D. Investments = Romelio Valdes & Daniel Valdes

Gil Development = Augusto Gil =100%

Gueiro Investment Corp. = Emma M. Guerra =100%

Guerra Investments, L.P. = Jorge and Rosa Guerra = 50% each

Herran Family Corporation = Ezequiel Herran=100%

Hex Investments = Emilio Herran = 100%

Heys Investments = Jose Antonio Herran =100%

Millenia Corp. = Juan Delgado =100%

Orion Family Ltd. Partnership = Roberto Novoa & Marisa Herran

South Windows Investments Inc. = Jorge Valdes =100%

Bunkers IV, Ltd. = Randi Daily & Charlie de Lucca 50% each

DKB Trade Concepts = David Bishop = 100%

Elsedo Inc. = Jose A. San Emerito =100%

Everglades Warehouse Corp = Osvaldo Vento = 100%

Mikon Financial Services = Richard Capote = 100%

5959 Realty, LP = Howard Goldman = 100%

EXHIBIT "B"
(Page 2 of 2)

Shareholder Information for Corporate Entities
Listed in Exhibit "A"

Siglo Investments = Alfredo Landin, Raul Medina Jr. & Eduardo Atienza =
33.33% each

Resol, Inc. = Jose Soler =100%

Universal Investments = Luis Rodriguez=100%

Salguero & Salguero Enterprises = Hemberto Salguero =100%

BF Holdings Inc. = Jose Boschetti =100%

Biltmar Financial, Inc. = Judith Barria =100%

Y3K, Inc. = Gil and Julian Garcia Sanchez = 50% each

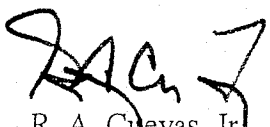


MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: October 2, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(B)

10-02-07

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED FROM CENTURY PARTNERS GROUP, LTD, A FLORIDA LIMITED PARTNERSHIP, FOR THE CONVEYANCE OF A VACANT 1.634-ACRE PARCEL OF LAND, LOCATED ON THE NORTHEAST CORNER OF NW 112TH AVENUE AND NW 74TH STREET, IN EXCHANGE FOR IMPACT FEE CREDIT, FOR THE DEVELOPMENT OF THE DORAL NORTH FIRE RESCUE STATION #69

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the acceptance of a Special Warranty Deed from Century Partners Group, LTD., attached hereto and made a part hereof, for the conveyance of a vacant 1.634 acre parcel of land, located on the northeast corner of NW 112th Avenue and NW 74th Street, in the City of Doral, in exchange for impact fee credit, for the development of the Doral North Fire Rescue Station #69.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martínez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of October, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. _____

Shannon D. Summerset

USER DEPARTMENT: MIAMI-DADE FIRE RESCUE DEPARTMENT

This instrument prepared by and
after recording return to:

Cesareo E. Llano
Century Homebuilders, LLC
7270 NW 12 Street, Suite 410
Miami, Florida 33126

Folio Number: 35-3007-001-0570

-----{SPACE ABOVE THIS LINE FOR RECORDING DATA}-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 12 day of July, 2007, by **CENTURY PARTNERS GROUP, LTD.**, a Florida limited partnership, whose address is 2301 NW 87 Avenue, 6th Floor, Doral, FL 33172 (the "Grantor"), to **MIAMI-DADE COUNTY, a political subdivision of the State of Florida c/o Miami-Dade Fire Rescue Department**, whose address is 9100 NW 41 Street, Doral, FL 33176 (the "Grantee").

W I T N E S S E T H:

That, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all the real property located in the County of Miami-Dade, State of Florida, more particularly described as follows:

**Tract A of the Doral North Fire Rescue Station, as
recorded in Plat Book 165, Page 83 of the Public Records
of Miami-Dade County, Florida.**

(the "Real Property")

together with all the tenements, hereditaments and appurtenances thereto; subject to the current real property taxes, zoning and other government restrictions, and all covenants, conditions, limitations, restrictions, easements, rights-of-way, if any of record, which reference herein shall not serve to reimpose the same.


Grantor hereby covenants with the Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

WITNESSES:

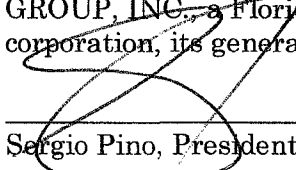

Name: Fourneloy


Name: MELISSA GARCIA

GRANTOR:

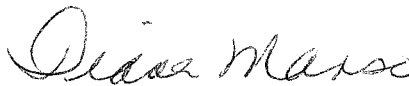
CENTURY PARTNERS GROUP, LTD.
a Florida limited partnership

BY: CENTURY ENTERPRISES
GROUP, INC., a Florida
corporation, its general partner


Sergio Pino, President

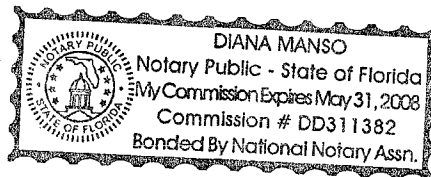
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 12 day of ^{July} May, 2007, by **Sergio Pino**, as president of Century Enterprises Group, Inc., a Florida corporation and general partner of Century Partners Group, Ltd., on behalf of said corporation, who is personally known to me or has produced _____ as identification.

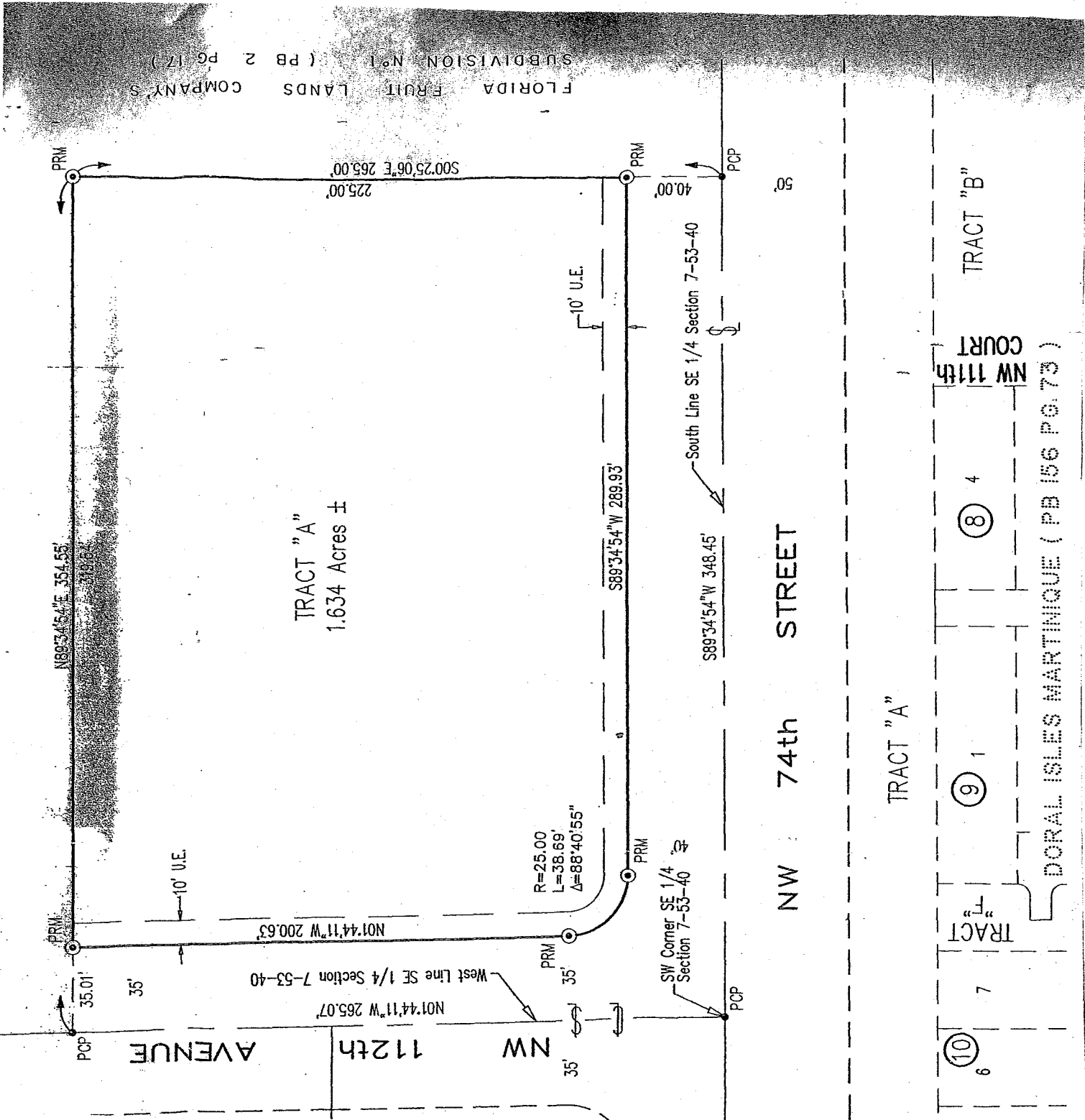


Notary Public, State of Florida
My Commission Expires:

#4518892_v4



SURVEY



15

LAND USE MAP

